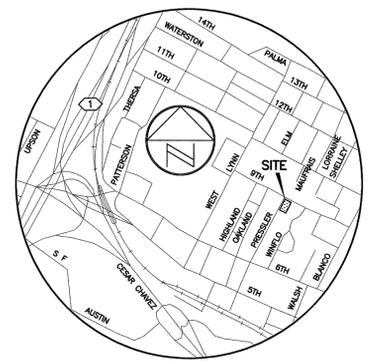
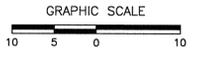


A SURVEY OF 0.413 ACRES (APPROXIMATELY 18,011 SQ. FT.), OUT OF OUTLOT 3, DIVISION Z, OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, BEING ALL OF A 0.296 ACRE TRACT CONVEYED TO LES CANTER IN A WARRANTY DEED EXECUTED MAY 3, 2018 AND RECORDED IN DOCUMENT NO. 2018068087 AND ALL OF A 0.118 ACRE TRACT CONVEYED TO LES CANTER IN A WARRANTY DEED EXECUTED MAY 3, 2018 AND RECORDED IN DOCUMENT NO. 2018068136, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

SCALE: 1" = 10'



THIS IS A SURFACE DRAWING.  
 BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P968".  
 MAG NAIL WITH WASHER SET ON INLET  
 SURFACE COORDINATES:  
 N 10074778.237  
 E 3109873.415  
 TEXAS STATE PLANE COORDINATES:  
 N 10073770.859  
 E 3109562.458  
 ELEVATION = 507.14'  
 VERTICAL DATUM: NAVD 88 (GEOID 12B)  
 COMBINED SCALE FACTOR = 0.999900010 (FOR SURFACE TO GRID CONVERSION)  
 INVERSE SCALE FACTOR = 1.00010 (FOR GRID TO SURFACE CONVERSION)  
 SCALED ABOUT 0.0 THETA ANGLE: 1°19'35"

**BENCHMARK INFORMATION:**  
 BM #1: SQUARE CUT ON BACK OF CURB AT THE SOUTHWEST CORNER OF WEST 9TH STREET AND PRESSLER AVENUE APPROX. 3' NORTH OF A POWER POLE AT THE SAME INTERSECTION AND APPROX. 24' SOUTHWEST OF A TELEPHONE MANHOLE IN WEST 9TH STREET.  
 ELEVATION = 535.24'  
 BM #2: SQUARE CUT ON BACK OF CURB ALONG THE WEST SIDE OF PRESSLER AVENUE APPROX. 200' SOUTH OF THE INTERSECTION OF WEST 9TH STREET AND PRESSLER AVENUE AND APPROX. 16' SOUTH OF A METAL CLEANOUT IN A DRIVEWAY.  
 ELEVATION = 535.03'  
 VERTICAL DATUM: NAVD 88 (GEOID 12B)

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
  - 5278 1/2" REBAR WITH "RPLS 5278" CAP FOUND
  - ⊙ 1/2" IRON PIPE FOUND (OR AS NOTED)
  - ⊙ CONTROL POINT/BENCHMARK LOCATION
  - ⊙ WATER METER
  - ⊙ WATER VALVE
  - ⊙ FIRE HYDRANT
  - ⊙ SPRINKLER CONTROL VALVE
  - ⊙ UTILITY POLE
  - OVERHEAD UTILITIES
  - ⊙ ELECTRIC UTILITY
  - ⊙ TELEPHONE MANHOLE
  - ⊙ UNDERGROUND FIBER OPTIC MARKER
  - ⊙ GAS UTILITY
  - ⊙ AC PAD
  - ⊙ CLEANOUT
  - ⊙ WASTEWATER MANHOLE
  - ⊙ SIGN
  - ⊙ MAILBOX
  - EDGE OF PAVEMENT
  - WIRE FENCE
  - WOOD FENCE
  - ( ) RECORD INFORMATION

**TREE INDEX**

TAG NO. TYPE INDICATES MULTI TRUNK

INDIVIDUAL TRUNK DIA. (IN INCHES)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

9940	PECAN	20
9941	PECAN	17
9942	PECAN	11
9943	PECAN	16
9944	PECAN	14
9945	PECAN	3
9946	LIVE OAK	34
9947	LIVE OAK	22
9948	LIVE OAK	30 (REMOVED)
9949	CHINESE TALLOW	23
9950	BURR OAK	21
9951	CEDAR ELM	17
9952	PECAN	13
9953	CEDAR ELM	17
9954	CEDAR ELM	17
9955	CEDAR ELM	17

**SURVEYOR'S CERTIFICATE:**  
 CERTIFIED TO:  
 Les Canter  
 Joseph H. Hart  
 Hart Irrevocable Short Term Trust Number One  
 Estate of Judith Kay Pequees Hart  
 WFG National Title Insurance Company  
 Prominent Title, LLC  
 PROPERTY ADDRESS:  
 DATE OF SURVEY: May 10, 2018, revised May 28, 2019  
 ATTACHMENTS: none  
 I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief: there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property abuts or adjoins a dedicated road right-of-way or access easement, unless noted hereon.  
 This survey was made substantially in accordance with the standards and conditions set forth for a Category 1A, Condition II, Land Title Survey, based on the Manual of Practice for Land Surveying in Texas, 2008 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.  
 Bryan D. Newsome  
 Registered Professional Land Surveyor  
 State of Texas No. 5657  
 Survey Revised: 31 May to update demolished residence and tree.

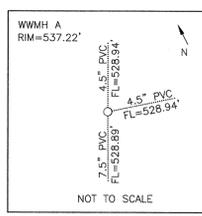
**TITLE COMMITMENT NOTE:**  
 COMMITMENT FOR TITLE INSURANCE PREPARED BY:  
 WFG National Title Insurance Company  
 G.F. No. 1811484M Effective Date: 04/13/18 Issued: 04/24/18  
 G.F. No. 1811483M Effective Date: 04/13/18 Issued: 04/24/18  
 The surveyor has relied upon the referenced Commitment for Title regarding easements, restrictions, and other matters affecting this property. No additional research was done for the purpose of this survey. Items listed are worded according to the commitment, followed by surveyor's notes and/or observations.  
 Schedule "B" items contained therein and re-listed below were considered:  
 10f) Easement executed by Mrs. Elizabeth P. Bell to City of Austin dated February 10, 1930, recorded in/under Volume 450, Page 89, of the Real Property Records of Travis County, Texas. — Does not affect  
**FLOOD—PLAIN NOTE:**  
 The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 4845300445J, dated January 6, 2016, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

**LINE TABLE**

LINE	BEARING	DISTANCE	(RECORD)
L1	S61°55'06"E	45.95'	(S57°40'30"E 45.93')
L2	S63°27'17"E	2.08'	(S59°04'37"E 2.07')
L3	S63°23'33"E	54.39'	(S59°04'37"E 54.45')
L4	S27°03'24"W	125.40'	(S31°20'00"W 125.36')
L5	S26°45'52"W	49.78'	(S31°05'42"W 49.83')
L6	N63°42'11"W	102.72'	(N59°24'10"W 102.73')
L7	N2°00'49"E	50.08'	(N31°17'41"E 50.06')
L8	N27°05'42"E	126.85'	(N31°21'45"E 126.81')
L9	S63°32'25"E	102.50'	(S59°15'46"E 102.51')

**MANHOLE AND INLET NOTE:**  
 THIS SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS. EXACT MEASUREMENTS AND DEPTHS, PARTICULARLY IN CRITICAL AREAS, SHOULD BE VERIFIED WITH UTILITY RECORD MAPS AND/OR FIELD VERIFICATION PRIOR TO FINAL PLANNING OR CONSTRUCTION.

Approximate location of electric pole and meter rack/panel. Per Austin Energy, the overhead service line cannot extend any further than 55 feet from the source servicing pole.



NOT TO SCALE

**Chaparral**  
 Professional Land Surveying, Inc.  
 Surveying and Mapping  
 3500 McCall Lane  
 Austin, Texas 78744  
 512-443-1724  
 Firm No. 10124500

PROJECT NO.: 960-002  
 DRAWING NO.: 960-002.T01  
 PLOT DATE: 05/31/19  
 PLOT SCALE: 1" = 10'  
 DRAWN BY: MAW/JBE/DJ  
 SHEET 01 OF 01